



6 Pitt Rivers Close, Guildford, Surrey, GU1 2UY

 Chantries
& Pewleys





Master bedroom with walk in wardrobe & en-suite
Guest bedroom with en-suite & balcony
Family bathroom
Sitting room
Kitchen/dining room
Cloakroom
Garage
Rear garden
Tenure Freehold
Council tax band F
EPC C. Service charge approx. £546 per half year.

Beautifully presented 4-bedroom contemporary townhouse with garage, on the edge of the Merrow Downs.

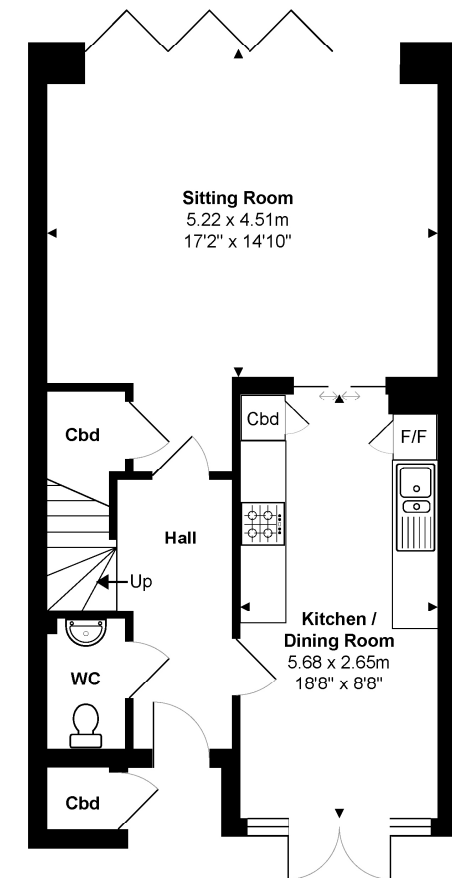
Conveniently situated within the highly regarded Boxgrove Gardens, 6 Pitt Rivers Close features spacious accommodation arranged over 3 floors. The ground floor features a bright and sunny kitchen/breakfast room, which opens onto a large and spacious living room with bi-fold doors which open fully onto the westerly-facing patio and rear garden. To the first floor there is a guest bedroom to the front with en-suite shower room and French style doors to a balcony. There are two additional bedrooms and a family bathroom on this floor. Stairs lead to the second floor where there is an impressive master suite, with a large en-suite shower room and a walk in wardrobe.

The property benefits from a garage and additional parking space in front, and Boxgrove Gardens has direct access out on to Merrow Downs which offers many miles of open countryside, ideal for walking, running and cycling.

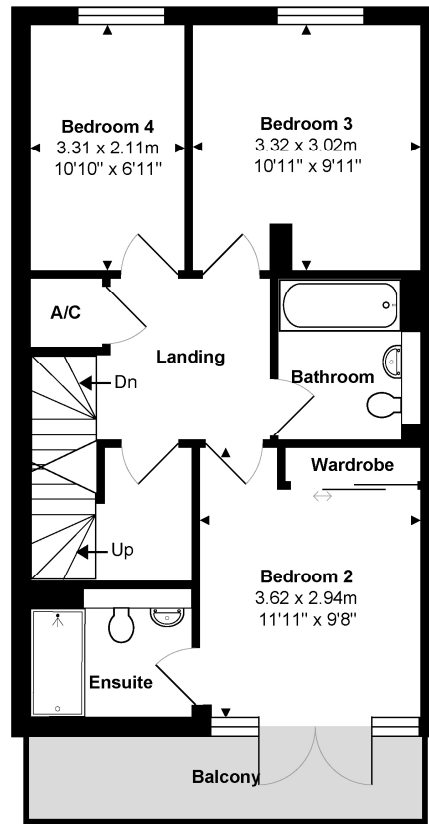
Schooling is excellent with several within walking distance including St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.

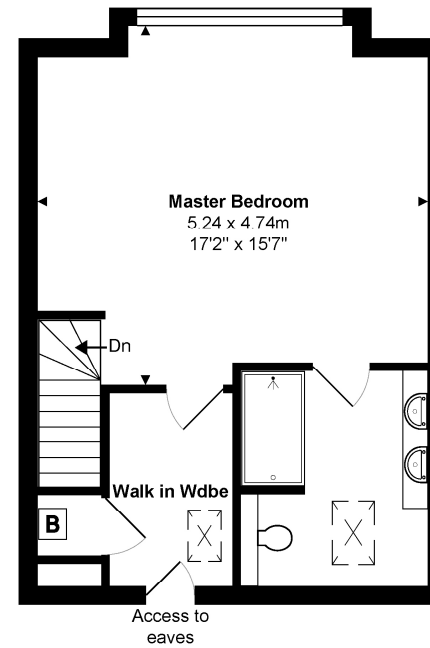




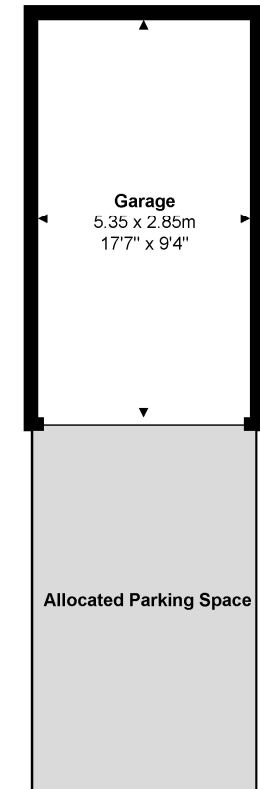
Ground Floor
Approx. Gross Internal Area 52.0 m² ... 559 ft²



1st Floor
Approx. Gross Internal Area 48.7 m² ... 524 ft²



2nd Floor
Approx. Gross Internal Area 37.9 m² ... 408 ft²



(not shown in true location / orientation)

Total Approx. Gross Internal Area 138.6 m² ... 1492 ft² (excluding balcony)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

